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Advertisement
CLOSE TO MARKETS
AND
SCHOOLS

FREE HOMESTEADS

NEAR THE
PRESENT TERMINUS
OF THE
M & N-W. RY.

(WITH MAP)

160 ACRES
ENTRY FEE
\$10.

1889?

Free Homesteads

Close to Markets and Schools, near the present terminus of the Manitoba & North-Western Railway.

See Map corrected up to 1st April, 1889.

The object of this publication is to assist those looking for Free Homesteads, and is issued by the Land Department of the Manitoba & North-Western Railway.

Where to make Entries for Homesteads shown on Map

- * BIRTLE—For land East of 2nd Meridian.
- * SALTCOATS—For land West of 2nd Meridian and North of Township 23.
- REGINA—For land West of 2nd Meridian and South of Township 24.

How to make Homestead Entries

[See last page.]

Railway Lands can be purchased on easy terms.
For full particulars, apply to

A. F. EDEN,

Land Commissioner

622 Main St., Winnipeg.

* At these places there are Reception Houses free to immigrants, and at Saltcoats an Agent of the Railway Company will be stationed during the season of 1889 to give information to settlers.

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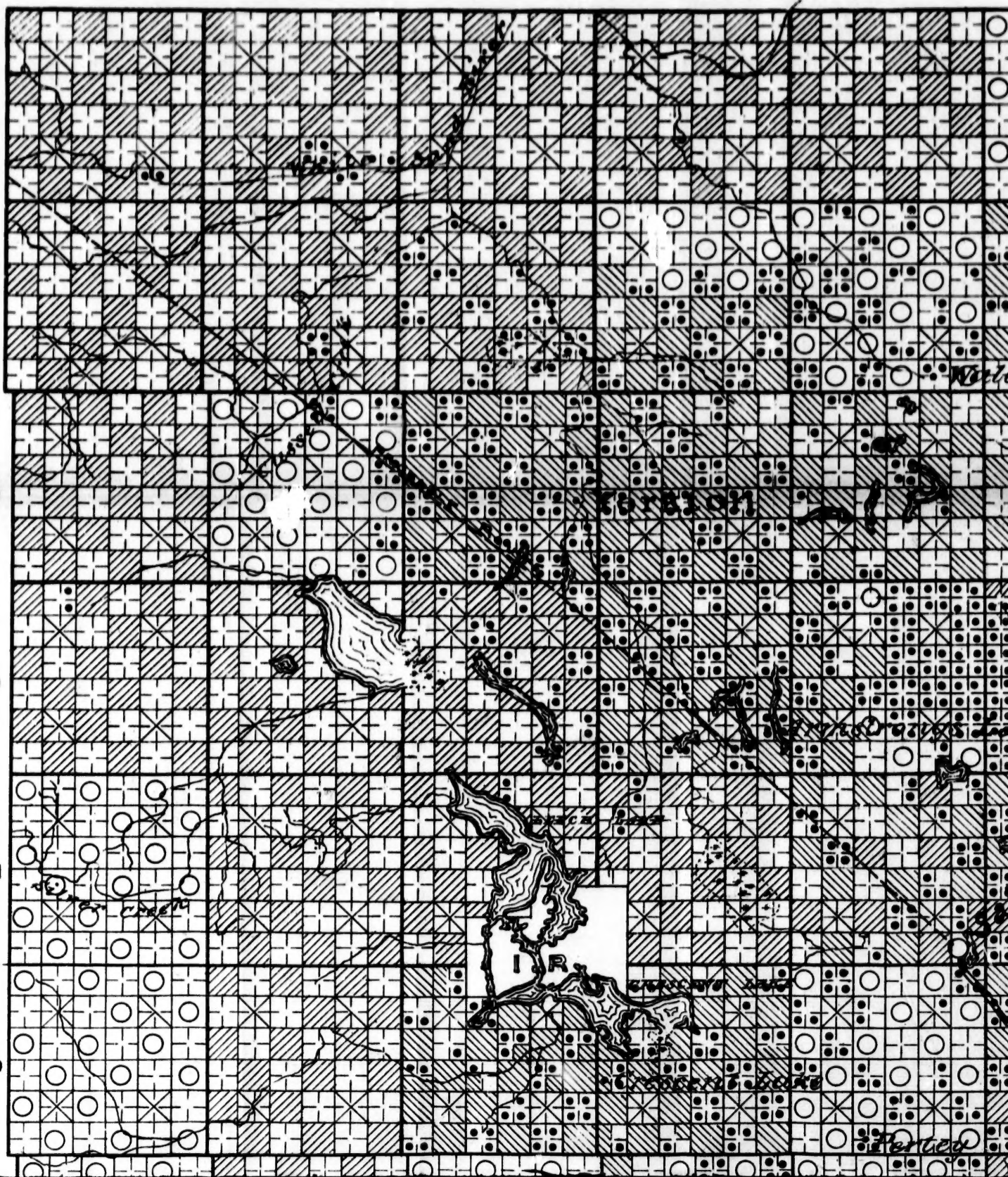
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LAND OFFICE
SALTGOATS - BIRTLE

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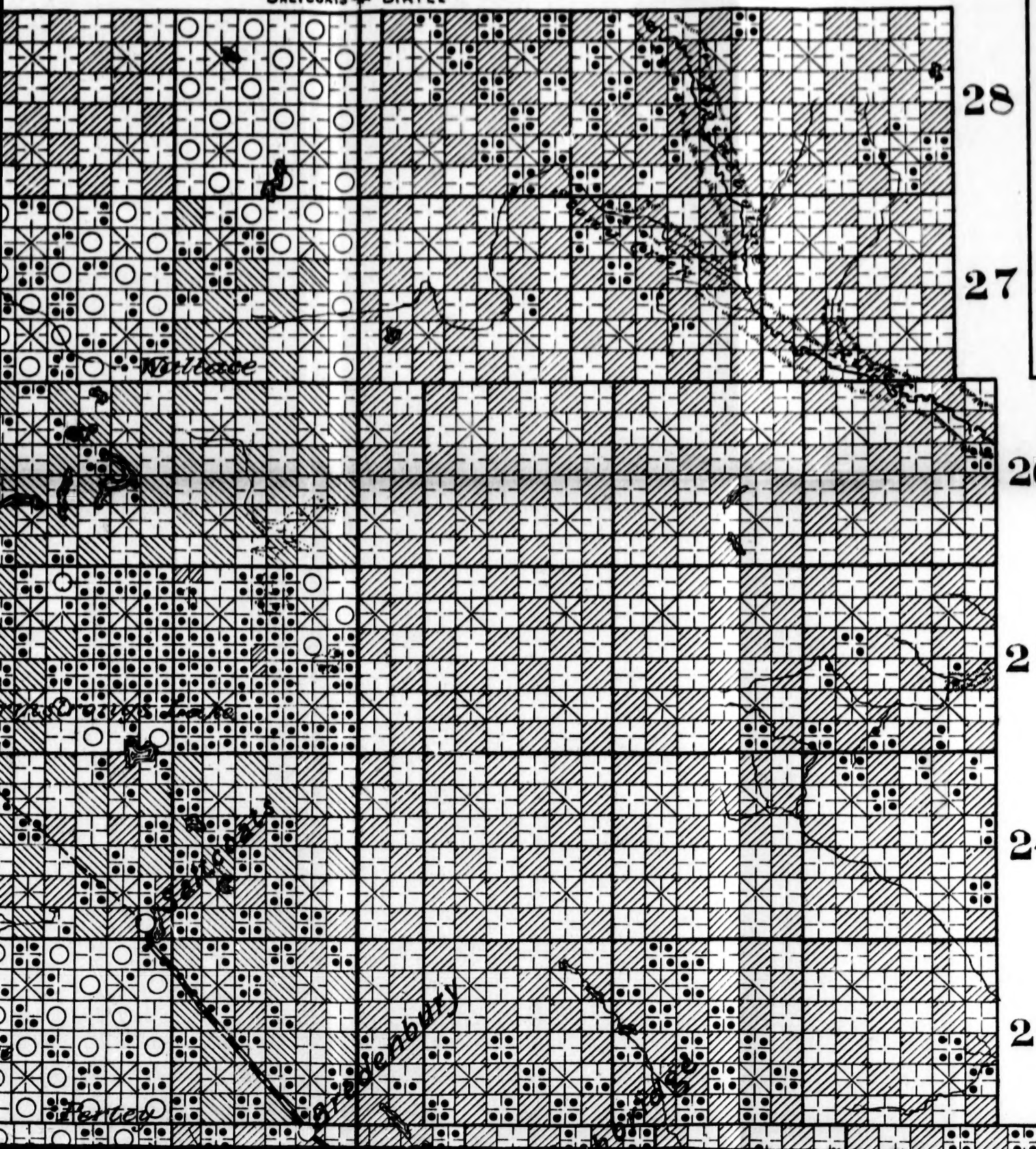
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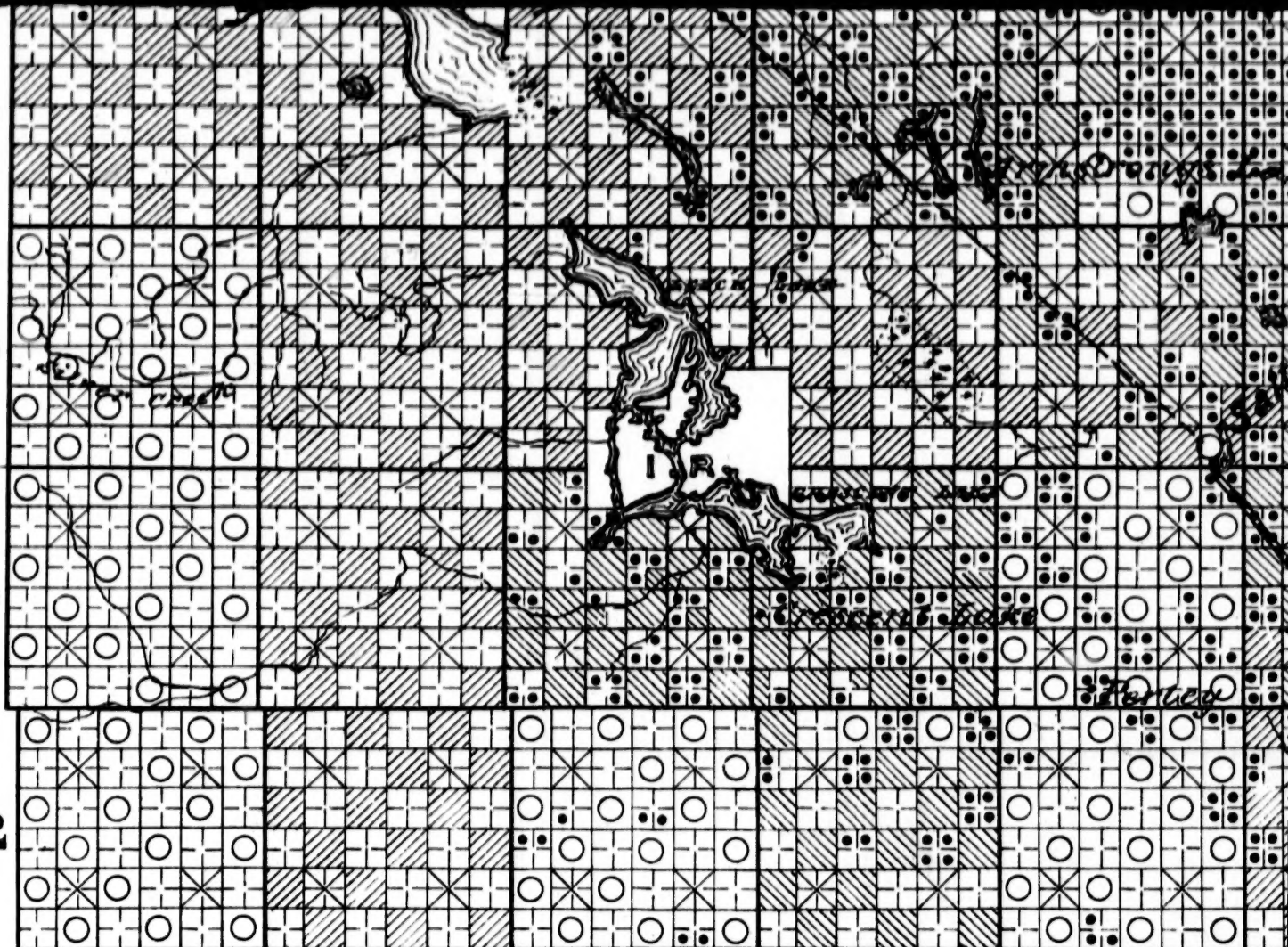
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LAND OFFICE
SOUTHERN REGINA

MAP SHOWING

FREE HOMESTEADS

REFERENCES

Free Homesteads



M & N-WRY Lands



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Colonisation Co "



School & H.B. Co's Lands

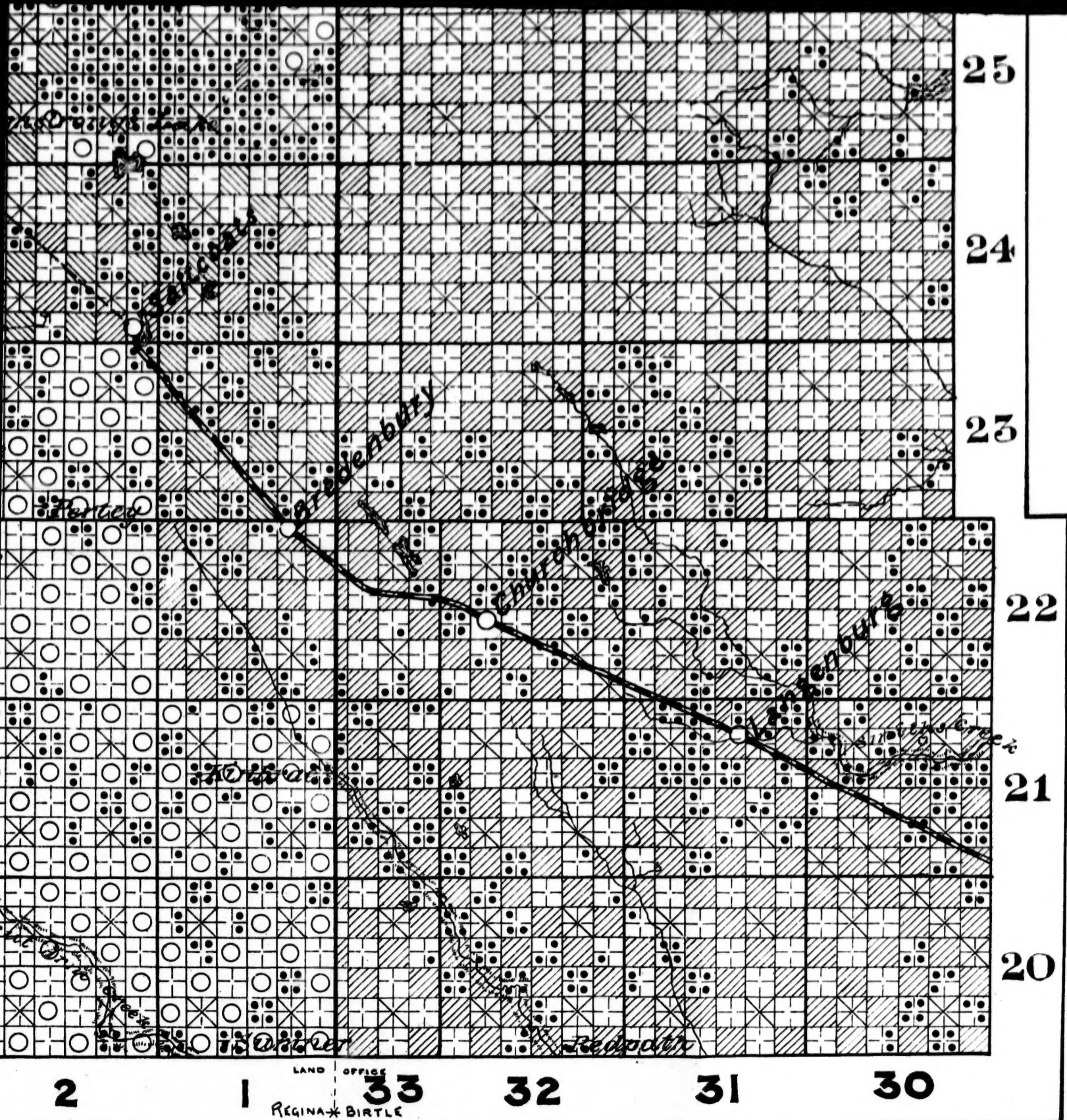


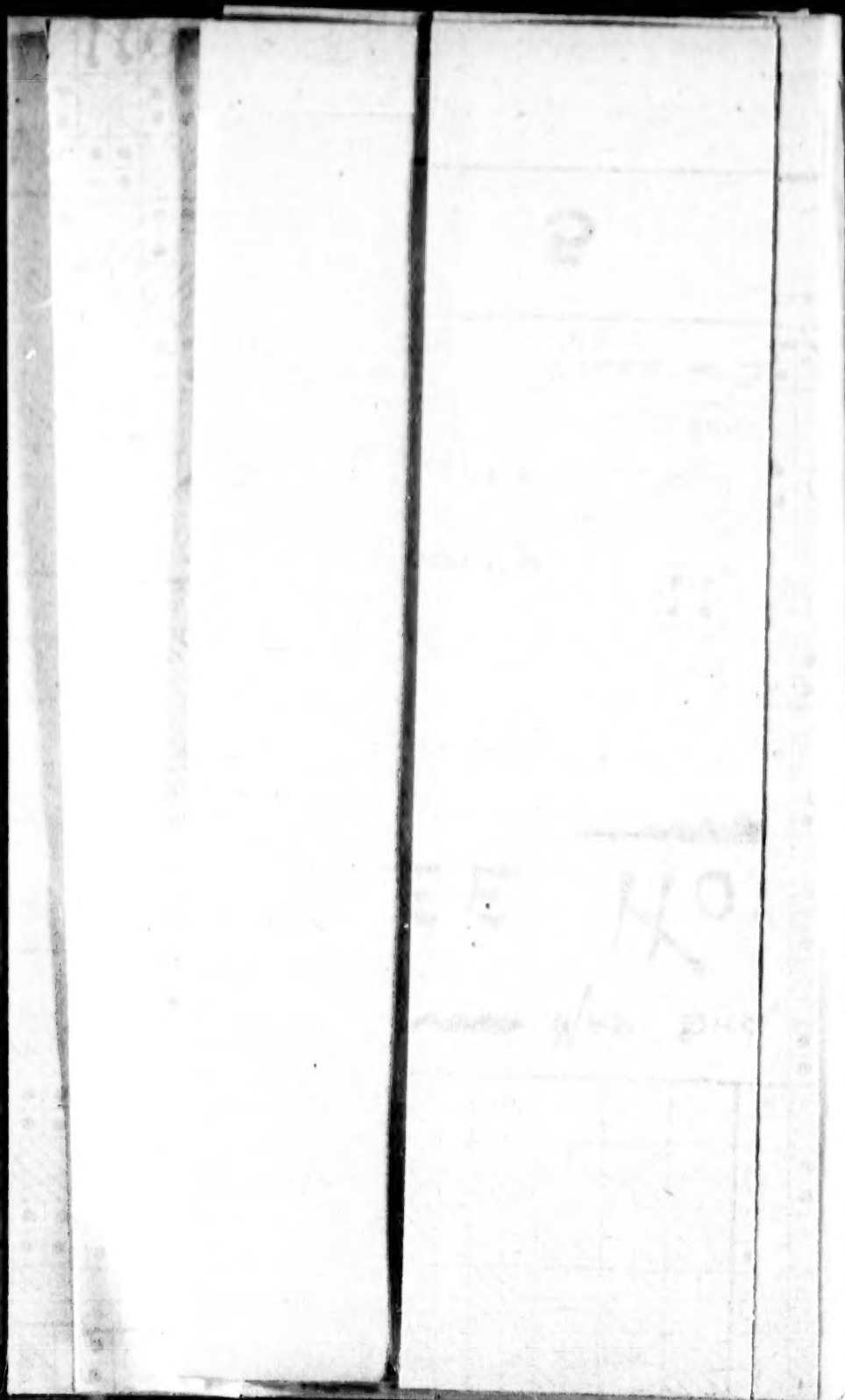
Land reserved by Govt



SCALE
1 INCH = 3 MILES

1st MAY 1889





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LANGENBURG.

SEC. 27, TP. 21, R. 31.

This station is 180 miles north-west of Portage la Prairie, and 235 miles from Winnipeg. The railway was constructed to this point in 1886, and Langenburg remained the terminus until last year, when the further construction of 25 miles carried the road to Saltcoats, its present terminus. (See map)

Besides the station house and warehouse there is a general store, with postoffice, and a grain buyer was stationed there during last winter. This point is rapidly becoming a good grain centre, the samples of wheat coming in having been proved to be of a superior kind.

The country immediately around Langenburg is well settled, as will be seen by black dots on the map, which represent the Government land entered for, but there is still a large quantity of good land open for free homesteads, especially to the north and east, where many English and Canadian settlers are located. Mitchell & Bucknall's saw and grist mill is at Millwood, about fourteen miles east, on the Assiniboine river.

The country to the south is mostly rolling prairie, the soil inclines to light sandy loam, with low tracts of land containing hay meadows, but there is not much wood.

To the north the country is better wooded and the soil heavier. Townships 21 and 22, Range 30, being very desirable.

CHURCHBRIDGE.

SEC. 17, TP. 22, R. 32.

This station, nine miles west of Langenburg, is the centre of a Church of England settlement called the Churchbridge Colony. There is a good church and school and rectory, built by the Society, and in the village there is a general store and postoffice, blacksmith shop and stopping place, besides the station buildings. This should become a good village, as the trade from the Kinbrae settlement to the south-west comes in to this point.

The land to the north-east is well settled by Icelanders, but to the north there are some very good sections still open for homesteading. Immediately south of the station there is a good deal of land open for homesteading, down to the Big Cut Arm creek, along the banks of which there is a good settlement. To the south-west the country is rolling prairie, nicely wooded and well watered with small lakes, excellently adapted for mixed farming.

Mr. M. C. Baugh, of Kinbrae, writes that "for mixed farming, *i.e.*, the raising of all kinds of domesticated animals, together with the cultivation of the soil, I consider the locality equal to any part of Manitoba or the North-West Territory, the soil generally being composed of a good, fairly deep, black loam, with a sub-soil of yellow pliable clay, forming a warm, quick and well drained soil, producing good yields of any of the staple crops—wheat, oats, barley, peas and roots—all of which have been grown here to advantage. The country is studded with bluffs of timber, which, besides giving a fine park-like appearance, form good wind breaks to the arable lands and shelter to the live stock. At the present time there is a large amount of fine grazing land, on which horses and cattle find a variety of the very best pasture. As a dairying district it ought, with its abundance of rich pasture and shelter, to be excellent."

Mr. George Smith, of Kinbrae, writes thus: "The soil of the land belonging to the Montreal Company is as good as any in the North-West. It far excels many other places that

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I have seen. It is dotted over with timber belts, and watered by a fine creek, which makes it most desirable for settlers. The climate is good. Good health and a long life may be found here if desired. The winters are long, but not too severe. Spring and summer are beautiful, but the fall eclipses them all. I know of several people who came here in poor health, but are now well and able for any amount of labor.

As regards the production of the Colony, it can compete with any other part of the North-West, so far as it has been tested. The farmers generally keep cattle and horses; we think it pays better than to farm on a large scale, as there is plenty of hay and grass, and less labor required, which speaks well for the Colony as a grazing country. If the farmers would till the soil more it would be better for themselves.

There are some as fine farms here for homesteading as any in the North-West. Anyone desiring a home can make one here in two or three years. But it takes toil and labor and a little money to make things pleasant. I came here from Michigan to make a home for myself and family, and have succeeded. I like the country. My opinion is that if emigrants desire to make homes they can do well out here if they mean business and really want a home. It is no use for lazy men to come. We want settlers, but they must be men who like work and they will succeed."

BREDENBURY.

SEC. 35, Tp. 22, R. 1, W. 2.

This station is eight miles west of Churchbridge, and is just west of the second meridian. It is on the southern boundary of the land belonging to the Commercial Colonization Company, and the township immediately north is well settled by Scotch and English farmers. The township in which the station is situated has some choice land still open for homesteading. There is not yet any village at this point, although a small plot of land has been surveyed as a village site, and a station and platform provided by the railway company.

SALT COATS.

SEC. 1, T_P. 24, R. 2, W. 2.

This point, eight miles west of Bredenbury and 205 miles from Portage la Prairie, is the present terminus of the road. The village is delightfully situated on a small lake and stands on rising ground. Although the foundation of the first building was laid only last September (88), yet Saltcoats has grown so fast that it now boasts of the following buildings:—

3 general stores,	3 livery stables,
4 implement dealers,	2 hotels,
2 lumber yards,	2 carpenter shops,
1 pump factory,	1 blacksmith shop,
1 bakery,	2 harness dealers,
1 tin shop,	1 butcher shop,
2 flour and feed warehouses,	1 photo. studio,
1 billiard hall,	

And the Dominion Lands Office for the district.

Besides several residences. The railway company have built a first-class station and warehouse, a section house, immigration reception house, 40,000 gallon tank and windmill, coal shed and ice house over 280 feet long, an engine house, cattle yard and shute, and other necessary buildings.

The postoffice at Saltcoats is also a money order office, and the Dominion Express Company have an office in the town. There is also a first-class school house which will be used for church services every Sunday until a church is built. What Saltcoats wants now is a good grist mill, and no doubt that will come in time, as well as a cheese factory and creamery.

There is no doubt this will become an important centre and a good point for marketing grain and selling cattle.

The Commercial Colonization Company sent out some sixty settlers in 1888, who took up free homesteads around this point. They are now making very substantial progress, and some of them express themselves as follows:

Exceeds my expectations.....	Alex. Thompson
Well pleased.....	D. McAdams
I can say that I am well pleased with the country.	J. Ford
I am well pleased with my prospects	P. Underwood
I am well pleased with the country and a pushing man can do well here	Charles Ritchie
I think the country is suitable for a man to get on in. I am sending for my friends	James Shearer

This is a fine country for any industrious man, especially with a growing family. The climate is all one could wish for. Wm. Aim

We are all pleased with the country; it is healthy and well adapted for farming and stock raising, and is a better country for people with a little capital than Scotland, especially those with a growing family, as there is always plenty of work. We have no regret in coming. . . . John Meil, Sr., Henry Meil, John Meil, Jr.

This, in my opinion, is the healthiest country in the known world. There is twelve of us and not one has had a cough the whole winter. Land is good and stock raising will pay well. We are all in the best of spirits, as we expect a bright future not very far distant. We do not regret leaving the old country, only wish we had come sooner. Wm. Wilson

I am perfectly satisfied with the country. Any well-to-do settler no doubt has a good prospect before them, either in farming or stock raising, and one of the healthiest countries in the world. Alex. Moore

I have no regret in coming to this country; I only wish I had come sooner. Thomas Mars

I like the country well, only sorry I did not come sooner. John Paterson

I have no doubt of getting a good living here, and my family have been healthier than in England; winter is better able to be borne than represented. Wm. Cross

The soil is excellent, crops grow well; a better country for farming and stock-raising than England. Thomas Brown

I like the country well, and if I went back I would make the people in Northumberland jealous. I would not stop in England. . . . John Dunn

Mr. Charles Ritchie, one of these settlers from Scotland, soon after his arrival writes to the *Orkney Herald* as follows:

"The country here, so far as I have seen it, far surpasses all my expectations. The people are kind-hearted and obliging, and very fond of the new settlers. Everywhere you go the land is good, and yields fine crops of some sort or other. A great deal of it is pasture, and that of excellent quality. There are great stretches of good woods, every kind of wild fruit, and water in abundance, both from springs and lakes. The cattle here are of a very superior description, and you can judge of their capabilities when I tell you that one cow will yield ten pounds of butter in a week, and if I had the money I could keep a hundred beasts—so far as feed is concerned—part of the summer and winter. Meat of all kinds is cheap, labor is well paid, and tradesmen of all kinds make a comfortable living. We have never felt the heat to be uncomfortable, but quite the reverse. It is, in fact, very agreeable, and we are looking forward to an abundant harvest. I have twenty acres under crop, and am breaking more for next year. We are all, as I said before, very highly pleased with our new home."

Already three school houses are being built within a radius of six miles from Saltcoats, and including the school district of Saltcoats there are now four districts formed and two more being arranged for.

Lothian, the new Crofter settlement, is situated in township 25, ranges 1 and 2, six miles north of Saltcoats. About fifty families, assisted by the Imperial Government, are now being placed on their homesteads in this colony. Sir Charles Tupper personally inspected this location, and expressed himself as being very highly pleased with the selection.

The country around this point is well suited for mixed farming. The grain brought to Saltcoats last winter was of a superior description.

About twenty miles north lies the well-known settlement of Wallace. And there are many free homesteads within a comparatively short distance of Saltcoats still open for homesteading.

Twelve miles south-west lies the Crescent Lake settlement, and twenty miles north-west the Yorkton settlement, about which more information is given under the head of "Yorkton District."

Professor Sheldon says about this section:—"The country is rolling and uneven as to surface, with numerous lakes, and innumerable bluffs of trees, and in many places it is quite park-like in appearance. There are tracts of flat land intermixed, and also low lying marshes on which hay may be cut. The land, indeed, is undulating and rolling, and almost hilly in places, with small flat portions intervening; it is well sheltered by bluffs of poplar and willow, well watered by lakes and occasional streams, and there are many natural meadows and pastures. There are various kinds of soil, from gravelly to loamy soil, and it is needless to say the latter are the better; but, as a rule, a black loam prevails, interspersed with one inclining a little to sand, each of them well adapted to any kind of crop. The black soil is full of the accumulated vegetable remains of many centuries, and it will not easily be exhausted. Horses, cattle and sheep thrive well on the land; and very satisfactory crops of wheat, oats, swedes, carrots, potatoes, and so on, are grown under a very simple and elementary system of cultivation.

The district, as it appeared to me, is well adapted to what is known as "mixed farming" that is, for pastures and meadows, with more or less of arable land for the growth of crops subsidiary to stock-raising and dairy farming. I am in possession, too, of excellent reasons for supposing that horse ranching, at all events on a limited scale, might be made to pay well in this part of the country."

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YORKTON DISTRICT.

The extension of the railway line will be in a north-west-
erly direction from Saltecoats, and will further open up a
country unsurpassed as a field for settlers who desire to com-
bine grain growing and cattle raising. This district was
partly settled by Ontario farmers and Scotch settlers some
three years ago.

Mr C. Sutcliffe, who is settled in township 25, range 3,
in writing home to a friend made the following remarks :—

“We can boast also of a fine cultivateable soil as any in the whole
of Canada, or indeed any other country, and which can be had for
the residing on and cultivating a small portion of it. We had a visit
(two weeks ago) paid us by a gentleman from Richmond, Yorkshire,
England. He came across the section my homestead is on, and
from here went to the township west of the one I am in. He has
spent a week in this locality. He enquired into the suitability of the
country for establishing over twenty Yorkshire tenant farmers who
intend to emigrate. He was more than pleased with the prospect.
He found good land, good water, plenty of timber, and thousands
of acres of the best grass (“going to waste” as he expressed it),
within a few miles of the railway. He was particularly struck with
the appearance of the cattle, most of which were (and are) still feed-
ing on the prairies, and are not stabled. They are in quite as good
“fettle” as the stock in Yorkshire that are taken good care of, and
fed on turnips, oil cake, and hay. So that I can recommend this
locality to any man who wants to make farming and stock raising a
success. There is quite a large business done here in cattle raising,
as it costs next to nothing to raise them. Some of our farmers have
gone in largely, having from 40 to 50 head. We can show as good
a sample of wheat this year, as any part of Manitoba and the North-
West. One farmer close to me, has about 40 acres of oats, which
yielded 80 bushels to the acre. He had also about 40 acres of
wheat which was very good. Several more have equally splendid
crops. I have transplanted over 60 black currant bushes from the
bluffs to the garden, and as we have plenty of cherry trees, goose-
berry and raspberry trees in our own bluffs, and strawberry plants on
our own prairie land, it is useless transplanting any of these kinds,
as we can go and gather the fruit within a short distance of home.
I tell you this part of the country is not called the “Park Lands”
of the North-West for nothing; it is really and truly a grand stupendous

park, containing millions of acres, waiting for the hands of the cultivator. There are thousands of people here in the North-West who could not make headway in the old country, the States, and in Eastern Canada, who are succeeding now, and as we are to have the railway here next summer, now is the time to come (in spring) to secure a splendid homestead near the railway, as all alongside of the railway is being taken up as the railway advances, and of course the nearer a person locates to a railway the higher the value will become of his farm as the country gets settled. There are some of our farmers who have gone away for periods of six months on visits to various parts of Manitoba and British Columbia and other parts of the N.W., and they state that they have not yet seen any better looking land in all their travels than this on the line of the Manitoba & North-Western R'y, as it is making a cut through the most fertile land of the whole country. I know this, that when I was in the old country I should have enjoyed myself to my heart's content could I have gone on a picnic to such a place as I have got in my homestead, and now it is my own, or will be in another six months, when I can claim the title deeds for myself and heirs forever, and there are hundreds, yea, thousands of homesteads as good as mine to be yet taken up. No one can go wrong if he makes for the M. & N. W. line of railway, only it will pay him to pay a little more fare and come to a little ahead of the terminus, so as to get near the line of railway, as the nearest homesteads are the first to be taken up, then the rest have to be content to take up land a greater distance away."

The country is well watered by the White Sand River and its tributaries, and Leech, Crescent and Devil's Lake.

For detailed information about the soil, &c., of EACH TOWNSHIP write for a Guide Book, to

A. F. EDEN,

Land Commissioner,

WINNIPEG.

FREE GRANTS.

How to obtain them in the CANADIAN NORTH-WEST.

DOMINION LANDS REGULATIONS.

Under the Dominion Lands Regulations, all surveyed even-numbered sections, excepting 8 and 36, in Manitoba and the North-West Territories, which have not been homesteaded, reserved to provide wood lots for settlers, or otherwise disposed of or reserved, are to be held exclusively for homesteads and pre-emptions.

HOMESTEADS.—Homesteads may be obtained upon payment of an Office Fee of Ten Dollars, subject to the following conditions as to residence and cultivation, in either of the three following methods:—

1.—The homesteader shall begin actual residence on his homestead and cultivation of a reasonable portion thereof within six months from date of entry, unless entry shall have been made on or after the 1st day of September, in which case residence need not commence until the 1st day of June following, and continue to live upon and cultivate the land for at least six months out of every twelve months for three years from date of homestead entry.

2.—The homesteader shall begin actual residence, as above, within a radius of two miles of his homestead, and continue to make his home within such radius for at least six months out of every twelve months for the three years next succeeding the date of homestead entry; and shall within the first year from date of entry break and prepare for crop ten acres of his homestead quarter section; and shall within the second year crop the said ten acres, and break and prepare for crop fifteen acres additional—making twenty-five; and within the third year after the date of his homestead entry he shall crop the said twenty-five acres; and break and prepare for crop fifteen acres additional, so that within three years of the date of his homestead entry, he shall have not less than twenty-five acres cropped, and shall have erected on the land a habitable house in which he shall have lived during the three months next preceding his application for homestead patent.

3.—The homesteader shall commence the cultivation of his homestead within six months after the date of entry, or if the entry was obtained after the first day of September in any year, then before the first day of June following, shall within the first year break and prepare for crop not less than five acres of his homestead; shall within the second year crop the said five acres, and break and prepare for crop not less than ten acres in addition—making not less than fifteen acres in all; shall have erected a habitable house on the homestead before the expiration of the second year, and on or before the commencement of the third year shall have begun to reside in the said house, and shall have continued to reside therein and cultivate his homestead for not less than three years next prior to the date of his application for patent.

In the event of a homesteader desiring to secure his patent within a shorter period than the three years provided by law, he will be permitted to purchase his homestead on furnishing proof that he has resided on the land for at least twelve months subsequent to date of homestead entry, and in case entry was made after the 25th day of May, 1883, has cultivated thirty acres thereof.

PRE-EMPTIONS.—Any homesteader may, at the same time as he makes his homestead entry, but not at a later date, should there be available land adjoining the homestead, enter an additional quarter section as a pre-emption on payment of an Office Fee of Ten Dollars.

The pre-emption right entitles a homesteader, who obtains entry for a pre-emption, to purchase the land so pre-empted on becoming entitled to his homestead patent; but should the homesteader fail to fulfil the homestead conditions, he forfeits all claim to his pre-emption.

The price of pre-emptions, not included in Town Site Reserves, is two dollars and fifty cents an acre. Where land is north of the northerly limit of the land grant, along the main line of the Canadian Pacific Railway, and is not within twenty-four miles of any branch of that Railway, or twelve miles of any other Railway, pre-emptions may be obtained for two dollars per acre.

Payments for land may be in cash, scrip, or Police or Military Bounty Warrants.

TIMBER.—Homestead settlers, whose land is destitute of timber, may, upon payment of an Office Fee of Fifty cents, procure from the Crown Timber Agent a permit to cut the following quantities of timber free of dues—30 cords of wood, 1,800 lineal feet of house logs, 2000 fence rails, and 400 roof rails.

In cases where there is timber land in the vicinity, available for the purpose, the homestead settler, whose land is without timber, may purchase a wood lot, not exceeding in area 30 acres, at the price of Five Dollars per acre cash.

Licenses to cut timber on lands within surveyed townships may be obtained. The lands covered by such licenses are thereby withdrawn from homestead and pre-emption entry, and from sale.

INFORMATION.—Full information respecting the land, timber, coal, and mineral laws, and copies of the regulations may be obtained upon application to The Minister of the Interior, Ottawa, Ontario; The Commissioner of Dominion Lands, Winnipeg, Manitoba; or to any of the Dominion Land Agents in Manitoba or the North-West Territories.

GOSE TO MARKETS
AND
SCHOOLS

FREE HOMESTEADS

NEAR THE
PRESENT TERMINUS
OF THE
M & N-W. RY.

(WITH MAP)

160 ACRES
ENTRY FEE

\$10.

